

Questions and Answers from Parcel 42 Development Team Presentations

Question: *To Donohoe/Spectrum:* Who will maintain the park you are proposing?

Development Team Answer: Our thought is that we would build and maintain the park, which will include a tot-lot/small kid playground, for the life of the building. Kennedy Rec Center playground is close by, but this space will be primarily for littler kids.

Question: *To Donohoe/Spectrum:* Why are the developers proposing to build new playgrounds when the Kennedy Recreation Center is only a few blocks away and has programming needs?

Development Team Answer: *Donohoe/Spectrum:* Yes, I agree that Kennedy rec is much bigger and has a lot more options for kids of all ages. This playground would be designed for the smaller kids. The Kennedy Rec Center is 3 blocks away and we thought people lugging a stroller and small children across Rhode Island was not ideal, so we want to build a space for the immediate community. We look forward to engaging with your group on it further.

Question: *For Ditto/Group360/Irving Dev.:* Is this your final design?

Development Team Answer: It is as final as any other group – It is what we anticipate constructing.

Additional Information: All designs proposed at this stage will evolve as the process continues. To the extent a project applies for Planned Unit Development approval through the Zoning Commission (as this one will), there are likely to be adjustments to the proposed design based on feedback from the Zoning Commission and the community.

Question: *For Ditto/Group360/Irving Dev.:* Who will maintain park?

Development Team Answer: The funds would come from the ownership group, including Ditto. Management would come from Bozzuto, the on-site management company. The park that is shown in our presentation is a placeholder. We welcome working with the community, in the spirit of the great Frank Olmstead who said “designing a park is the most democratic thing I’ve ever done.”

Question: *For Menkiti/Veterans on the Rise:* What is the arts pavilion you are proposing?

Development Team Answer: We will work with Papadopoulos Properties, the ANC, Shaw Main Streets and community members to identify retailers that will foster lively pedestrian activity along 7th Street, NW and Rhode Island Avenue, NW. Our Lot 803 proposal includes uses that all enhance street-level pedestrian activity: a twice-weekly farmers market; rotating art and cultural events; bicycle repair and maintenance activities; and other activities designed to enliven the area in a way that serves residents of Shaw.

Question: *For Fortis:* Your proposal includes all micro-units. Would you be willing to change your concept due to input from community who wants bigger units?

Development Team Answer: Microunits have been very successful across the country. The unit mix is not final here, but we thought that this would be a way to try to help free up more family-style housing (row homes with group renters) by getting group renters into these smaller, individual units. That said, we could make larger units. We just thought this the most creative way to address that problem/need for larger units.

Question: To All Teams: How much parking does your proposal include?

Development Team Answers:

- *Lincoln-Westmoreland/AHC:* Parking will be consistent with Zoning requirements; 32 spaces for cars. There will also be indoor parking for 80 bicycles.
- *Donohoe/Spectrum:* Proposal includes 44 vehicle spaces and 90 bike parking space. We think our retail to be neighborhood-serving and walkable.
- *Menkiti/Veterans on the Rise:* Our proposal includes 31 spaces of underground parking.
- *Ditto/Group360/Irving Dev.:* Proposal includes 38 parking spaces (not seeking any parking relief)
- *Fortis:* Parking will be consistent with Zoning requirements; 35 spaces. Also, microunits attract millennials, who don't have cars and take public transport, walk, etc.

Additional Information: If any teams wanted to get relief from the parking requirements under the Zoning Regulations, they would have to go through a public process to get that relief.

Question: Please speak about the hiring programs you are each proposing and how they could benefit the youth of this community?

Development Team Answers:

- *Lincoln-Westmoreland/AHC:* We've done a job fair at Lincoln-Westmoreland Channing Phillips and we will repeat this for RIA7. And I'll say that it largely turns into job counseling. We're going to do a lot of outreach with our subcontractors and we'll want to bring people to DOES' offices to make sure they get wraparound attention. Also, there is a 1-stop shop online that people might not know about.
- *Donohoe/Spectrum:* We work with DOES to place DC residents in these DC jobs. We also helped create IDEA PCS, formerly Cardozo Academy of Construction & Design, that trains kids for jobs in the city. We realized that Ty's brother worked at Donohoe in our hospitality side, and we give out an award every year in his honor. We want to get kids in a place that trains them and keeps them employed.
- *Menkiti/Veterans on the Rise:* The Menkiti Group is committed to (and has a track record of) providing job opportunities to District residents, specifically its youth. By collaborating with our general contractor and partner organizations, our project will provide invaluable experience in the form of apprenticeships and employment in several industries including construction (through Hamel Builders), administrative services (through Veterans on the Rise support service), facilities management (through Veterans on the Rise maintenance program of the Art Pavilion) and culinary / hospitality (through our restaurant/finishing school).
- *Ditto/Group360/Irving Dev.:* We will set aside a retail space specifically designated for a District-based business headed by a District resident. We will then engage with the Apprenticeship Council to enter into an Apprenticeship Agreement to ensure that this business provides apprenticeship opportunities for young District residents. We will also encourage the other retailers in the project to enter into Apprenticeship Agreements and members of our Project Team will also participate in Mayor Bowser's Summer Youth Employment Program.

- *Fortis*: We're committing to hire 55 local residents during construction and 15 on-going. Also, we will partner with Howard University School of Architecture students to administer and sponsor a design competition for the park space in Lot 803.

Community Question: Where would the entrances be on each of these projects?

Development Team Answers:

- *Lincoln-Westmoreland/AHC*: Our goal is to maximize the retail along 7th street, so the primary retail entrance is on 7th Street NW, with a secondary retail entry on Rhode Island Avenue NW. The residential entrance is on Rhode Island Avenue NW.
- *Donohoe/Spectrum*: We have a large retail bay with 7,000 square feet so it can be divided up based on community preferences. Retail occupies the whole frontage on 7th and on R, with the residential entrance occupying the Rhode Island frontage.
- *Menkiti/Veterans on the Rise*: We have three separate entrances - one entrance for the veterans' housing on the corner of R Street and Rhode Island Avenue NW equipped to serve the specific programmatic needs of returning veterans. The condominium entrance will be on 7th Street NW and the retail concept space entrance will be on the corner of 7th and R Streets NW which is designed to draw activity and connect the library, and metro station to the restaurant and Civic Plaza.
- *Ditto/Group360/Irving Dev*: The residential lobby is the main connection to the park, and its entrance is on R Street (at Rhode Island Avenue), across the alley from the park. The retail entrances will be on 7th Street NW and R Street NW.
- *Fortis*: DDOT requires loading to be off the alley. The entrance to the parking garage will also be off the alley. The retail entrance is at the corner of 7th Street and R Street NW; the residential entrance is on R Street NW on the Southeast corner of the lot.

Community Question: How many of the proposed unit are rental versus condo? How many are affordable and to what AMI (area median income) levels?

Development Team Answers:

PLEASE NOTE: all units counts are proposed and approximate at this time; and subject to adjustment based on a possible Best and Final Offer process, Planned Unit Development Review, and the evolution of the design throughout the development process.

- *Lincoln-Westmoreland/AHC*:
 - 128 rental apartments
 - 50 affordable - 10 units at or below 30% AMI; 29 units at or below 50% AMI; 11 units at or below 60% AMI
- *Donohoe/Spectrum*:
 - 121 rental apartments
 - 37 affordable units- 10 units at or below 30% AMI, and 27 units at or below 50% AMI. All of the family-sized units (three bedroom units) are designated as affordable.
- *Menkiti/Veterans on the Rise*:
 - 109 total units; 71 home ownership units, 38 rental units for Veterans
 - 45 affordable Unit:
 - Of the 71 home ownership units, 7 units will be affordable at 80%AMI.

- Of the 38 rental units, 20 units will be affordable at or below 30% AMI and 18 units will be affordable at or below 50% AMI.
- *Fortis*:
 - 197 rental microunits
 - 60 affordable units - 15 units at or below 30% AMI and 45 units at or below 50% AMI
- *Ditto/Group360/Irving Dev.*:
 - 90 residential units (all rental)
 - 27 affordable units - 14 units at or below 30% AMI and 13 units at or below 50% AMI

Question: Will there be any bars in your retail space?

Development Team Answers:

- *Lincoln-Westmoreland/AHC*: No.
- *Donohoe/Spectrum*: We will listen to the ANC.
- *Menkiti/Veterans on the Rise*: We have teamed with Vinoda Basnayake and Spike Mendelson, to create a restaurant/café' concept that will serve as a destination amenity in the Shaw neighborhood. The community through a charrette process will provide input on cuisine, amenities and theme.
- *Ditto/Group360/Irving Dev.*: anticipate bringing to the project a community restaurant and gathering space, similar to a "Busboys and Poets," but no stand-alone bar.
- *Fortis*: We have signed letters of interest with a hardware store, a fitness facility, and a small gourmet market to fill our retail space. We would work with the community to determine which, if any, of these retailers would be most desirable and would be open to expanding our search to include other desired retailers such as community-based restaurants. We do not intend to bring a bar into the retail space.

Question: How will each proposal maximize street-level pedestrian activity? How many retail spaces are you planning to include?

Development Team Answers:

- *Lincoln-Westmoreland/AHC*: We will work with Papadopoulos Properties, the ANC, Shaw Main Streets and community members to identify retailers that will foster lively pedestrian activity along 7th Street, NW and Rhode Island Avenue, NW. Our Lot 803 proposal includes uses that all enhance street-level pedestrian activity: a twice-weekly farmers market; rotating art and cultural events; bicycle repair and maintenance activities; and other activities designed to enliven the area in a way that serves residents of Shaw.
- *Donohoe/Spectrum*: The 7,000 SF retail space is divisible for multiple users, and is designed with extensive glass, 18' ceilings, and will use the loading dock rather than loading off the street. We look forward to working with the ANC and the neighborhood in an open, "OurRFP" type of process so that the community can decide what retail they want to see here.
- *Menkiti/Veterans on the Rise*: Our team located the Civic Plaza and retail concept location at the corners of 7th and R Streets NW with the intent that the highly visible corner will serve as a gateway to the Shaw neighborhood. The retail and Civic Plaza also serves to connect the library

and metro station and draw pedestrian traffic to the arts pavilion and showcase local artists. VOTR's administrative offices will be on site located at the building entrance closest to the arts pavilion.

- *Ditto/Group360/Irving Dev.:* We will maximize street-level activity through a mix of enhanced street lighting, landscaping, and vibrant retail (3 retailers anticipated, but this could be increased, depending on the size of each retail bay). We also believe that the building design and nature of the project and the park will attract activity throughout the day and into the evening.
- *Fortis:* Our design calls for a single 7,500 sf retail bay which would allow us to bring in a small format hardware store, fitness facility, or gourmet food market. Each of these potential retailers would draw both daytime and evening pedestrian activity given the nature of their services. Our retail space will feature 14 foot ceilings with glass frontage that extends along R Street and up 7th Street. The streetscape will be activated by outdoor seating and planters that seamlessly flow to the new park space at Lot 803 while ample lighting will brighten these sidewalks in the evenings.